

A certain tract or parcel of land, together with the buildings and all other improvements thereon, situated on the northeasterly side of Connecticut Route #163 (Oakdale Road) in the Town of Montville, County of New London and State of Connecticut, and being more particularly shown as "Existing Lot 24" on a certain map or plan entitled "Subdivision Plan Prepared For James E. Morosky & Kristin Morosky #581 Route 163 - (AKA - Oakdale Road) Montville, Connecticut Boundary-Topography-Lot Layout Project No. 23-.091 Drawn By: R.A.D. Date: 5/28/23 Scale: 1" = 40' Sheet 1 of 1 Advanced Surveys, LLC. 36 Dunham Street, Norwich, CT 06360 Phone – (860) 639-8928" which premises is more particularly bounded and described as follows:

Beginning at an iron pin recovered in the northeasterly monumented highway line of Connecticut Route #163 (Oakdale Road) at the southeasterly corner of the herein described tract and on the dividing line between the herein described tract and land now or formerly of Christian R. Perez and Gynett M. Perez as shown on the above referenced plan, said iron pin recovered being more particularly located at Connecticut Grid Coordinates N: 729,336.86, E: 1,164,420.36; thence running North 55°18'46" West for a distance of 13.90 feet to a Connecticut highway monument recovered; thence running North 61°25'56" West for a distance of 26.50 feet to an iron pin or drill hole to be set, the last two (2) courses being bounded southwesterly by Connecticut Route #163 (Oakdale Road); thence running North 29°50'04" East for a distance of 82.89 feet to an iron pin or drill hole to be set; thence running North 19°18'24" East for a distance of 226.99 feet to an iron pin or drill hole to be set; thence running North 25°57'18" East for a distance of 100.00 feet to an iron pin or drill hole to be set; thence continuing North 25°57'18" East for a distance of 9 feet, more or less, to the highwater line of Wheeler Pond, the last four (4) courses being bounded northwesterly by Proposed Lot 24-2 as shown on the above referenced plan; thence running in a meandering easterly, northeasterly, southeasterly, southerly, easterly and southwesterly direction along the highwater line of Wheeler Pond for a distance of 1,600 feet, more or less, to a point in said highwater line which is located South 46°38'06" East a distance of 6 feet, more or less, from an iron pin recovered; thence running North 46°38'06" West for a distance of 6 feet, more or less, to an iron pin recovered; thence running North 46°38'06" West for a distance of 165.00 feet to an iron pin recovered; thence running North 46°38'06" West for a distance of 46.00 feet, in part along a fence line, to a monument recovered, the last three (3) courses being bounded southwesterly by land now or formerly of William W. Bradham and Heidi Bradham as shown on the above referenced plan; thence running North 46°38'06" West for a distance of 112.61 feet bounded southwesterly by land now or formerly of Jude A. MacLean as shown on the above referenced plan to a monument recovered; thence running North 19°30'55" East for a distance of 151.00 feet to an iron pin recovered; thence running North 59°09'16" West for a distance of 120.00 feet to an iron pin recovered; thence running South 37°09'24" West for a distance of 123.18 feet to an iron pin recovered, the last three (3) courses being bounded northwesterly, southwesterly and southeasterly by land now or formerly of James E. Williams as shown on the above referenced plan; thence running North 55°29'06" West for a distance of 114.79 feet to an iron pin recovered; thence running South 41°18'52" West for a distance of 60.00 feet to an iron pin recovered; thence running South 37°09'24" West for a distance of 100.00 feet to the iron pin recovered at the point and place of beginning, the last three (3) courses being bounded southwesterly, southeasterly and southeasterly by land now or formerly of Christian R. Perez and Gynett M. Perez as shown on the above referenced plan.

Said premises is conveyed together with all of the rights, privileges and benefits, but subject to the obligations and servitudes contained in that certain “Declaration of Joint Driveway Easement and Maintenance Agreement Lots 24 and 24-2 Route 163 Subdivision of James E. Morosky Montville, Connecticut” by James E. Morosky and Kristin Morosky a/k/a Kristen Morosky dated as of _____, 2024 and to be recorded in the Montville Land Records.

Said premises is conveyed subject to easements, restrictions and agreements as of record appear, building and building line restrictions, any and all provisions of municipal ordinances including planning, zoning and inland wetland regulations of the Town of Montville, Connecticut, public law, and taxes to the Town of Montville, Connecticut on the List of October 1, 2023 and thereafter coming due.

Reference is hereby made to a Warranty Deed from Terry L. Konrad to James E. Morosky and Kristin Morosky dated October 7, 2020 and filed for record in Volume 659, Page 1160 of the Montville Land Records.